

**REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION
8750 MCKINNEY ROAD
FRISCO, TEXAS 75034
TUESDAY, October 10, 2000 - 6:30 P.M.**

MINUTES

1. Call to Order/Roll Call

Chairman Buddy Minett called the meeting to order at 6:32 p.m.

Those present: Chairman Buddy Minett, Commissioners Steve Hulse and Richard Caplan, Jerry Sanders and John Hamilton.

Commissioner Scott Seifer joined the table at 6:38 p.m.

Staff present: Scott Norris, Senior Planner, Doug Mousel, Planner, Frank Jaromin, City Engineer, Rebecca Brewer, City Attorney and Janet Garrett, Planning Secretary.

Absent: Jon Ferguson.

2. Consider and act upon approval of Minutes of the September 26, 2000 Planning and Zoning Meeting.

Following review and discussion, Commissioner Hulse moved to approve the Minutes of September 26, 2000 subject to a change being made to page 2. Strike 3H from "-conflict of interest on items 3G and 3H". Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous 4-0.

CONSENT AGENDA

Commissioner Hamilton pulled Consent Agenda item 3A for separate discussion.

Commissioner Hulse moved to approve Consent Agenda items 3B and 3C. Commissioner Caplan seconded the Motion. Motion carried. Vote - unanimous 4-0.

3A. Preliminary Plat: Grayhawk – Phases I - X

DM Applicant(s): Eldorado Ranch, Ltd. and Corwin Engineering

1147 Single-Family lots and 12 open space lots on 364.3± acres on the north side of Eldorado Parkway, 1,400± feet east of F.M. 423. Zoned Single-Family-4 and Agricultural. Requested zoning is Planned Development-Single-Family-5. Neighborhood #49.

Commissioner Seifert joined the table.

Following review and discussion, Commissioner Caplan moved to approve the request subject to Staff Comments. Commissioner Hulse seconded the Motion. Motion carried. Vote - unanimous. 5-0

REMARKS:

The preliminary plat shows 1,150 single-family lots developed to Planned Development-Single-Family-5 standards and 12 open space lots. Access will be provided from Panther Creek Parkway and Eldorado Parkway. Streets are stubbed to properties to the east and west to allow future single-family homes on these properties to direct access the potential school and park site. The property will be developed in 10 phases. For marketing purposes, the applicant has created two separate phases, Phase I and Phase II. Separate final plats will be prepared for Phase I and II, but the phases will be developed concurrently. City final acceptance of these phases must also occur concurrently to provide two points of access and to prevent a street from exceeding the maximum length. Upon development of any property north of the centralized open space feature and lakes, a street must be constructed to Panther Creek Parkway and the south side of Panther Creek Parkway constructed to F.M. 423 to disperse traffic in and out of the neighborhood and to provide adequate emergency access. The south side of Panther Creek Parkway adjacent to Phases VII and VIII and the west side of Teel Parkway adjacent to Phase VIII will be constructed when the adjacent phase is developed.

A zoning request to rezone 611.6± acres from Agricultural, Single-Family-4, Single-Family-5, Two-Family, Townhome, Planned Development-53-Multi-Family-2, Office-1, Retail, and Commercial-2 to Planned Development-Single-Family-5/Retail (Zoning Case Z2000-33) was approved by the City Council on August 15, 2000. The approval of this preliminary plat is contingent upon City Council approval of the ordinance for Zoning Case Z2000-33.

Open Space, Hike and Bike Trails, and Modified Design of Collector Street

Open space is being dedicated in accordance with the concept plan and planned development standards. Lots backing to Panther Creek Parkway and Eldorado Parkway will be screened by berms and landscaping in 25 feet of additional right-of-way for screening and landscaping purposes dedicated to and maintained by the homeowners association. Hike and bike trails to be maintained by the homeowners association will be constructed within 15' hike and bike trail easements in accordance with the concept plan. As approved on the concept plan, the collector street extending north from Eldorado Parkway will have a modified design. The street width will be 22 feet, exclusive of the trees and parking provided intermittently along the street.

School and Park Site

The preliminary plat shows 15± acres as a potential school and park site. The Frisco Independent School District and the Parks Department are negotiating with the applicant to acquire this property for a joint park and school site. The site is located immediately north of a future park in the Northridge Addition. As the property to the east develops, the Parks Department will likely acquire additional property adjacent to the Grayhawk and Northridge park sites to create a neighborhood park. Collector size streets are provided adjacent to the school to allow parking on both sides of the street and two lanes of through traffic.

Alley Waiver

Alleys are not provided to serve all lots. The Subdivision Ordinance requires alleys to be provided along the rear of all lots unless the City Council waives the requirement for alleys by determining that utilities and access are adequately provided to the lots. The absence of alleys does not interrupt solid waste collection patterns or create any circulation problems. Should lots be designed without lot to lot drainage, staff will support a waiver to the requirement for alleys. This determination will be made by the City Engineer following review of the engineering plans submitted with the final plat.

Temporary Overlength Street

The subdivision ordinance states that streets shall not be more than 1,200 feet in length. The street in Phase VI which extends north from the centralized, circular open space and terminates at Panther Creek Parkway

exceeds this requirement by approximately 650 feet. The City Council, after recommendation by the Planning and Zoning Commission, may authorize a variance to the subdivision ordinance provided that the Council finds:

1. That there are special circumstances or conditions affecting the land involved or other constraints such that the strict application of the provisions of the subdivision ordinance would deprive the applicant of the reasonable use of his or her land.

When developing a property of this size in multiple phases, it can be difficult to avoid temporary overlength streets. The overlength street in Phase VI will be eliminated with the development of Phase VII.

2. That the variance or waiver is necessary for the preservation and enjoyment of a substantial property right of the applicant, and that the granting of the variance or waiver will not be detrimental to the public health, safety or welfare or injurious to other property in the area.

The overlength portion of the street contains 11 lots. The construction of the south side of Panther Creek Parkway from Phase VI to F.M. 423 will provide additional access to these lots. The temporary overlength streets will not be detrimental to the public health, safety or welfare or injurious to other properties in the area.

3. That the granting of the variance or waiver will not have the effect of preventing the orderly subdivision of other lands in the area in accordance with the provisions of the subdivision ordinance.

The applicant owns the property adjacent to the temporary overlength street. The presence of a temporary overlength street will not prevent the orderly subdivision of adjacent properties.

Because the overlength street is a temporary condition and will be eliminated with the development of the adjacent phase, staff supports a variance for the temporary overlength street.

Alignment of Teel Parkway

The Subdivision Ordinance requires the centerline radius of major thoroughfares to be 2,000 feet or greater. As development occurs north of Eldorado Parkway, Teel Parkway will be constructed as a six-lane divided major thoroughfare. Teel Parkway will be constructed in the same location as existing Hawkins Road with one exception. The existing jog in Hawkins Road between Eldorado Parkway and future Panther Creek Parkway combined with several predetermined locations of Teel Parkway (the intersection of Teel Parkway and Eldorado Parkway, the intersection of Teel Parkway and future Panther Creek Parkway, and the location of two residential subdivisions, the Northridge Addition and the Knolls of Frisco) will not allow Teel Parkway to contain a centerline radius of 2,000 feet or greater. Staff from the Planning and Engineering Departments have reviewed several alternative alignments and selected the best alignment. The alignment provides a 90 degree intersection at the intersection of Teel Parkway and future Panther Creek Parkway while closely following existing Hawkins Road. Intersections of less than 90 degrees create visibility problems. The alignment does create a small triangular area which will need to be incorporated into the Knolls of Frisco.

RECOMMENDATION:

Recommended for approval subject to:

1. City Council approval of the ordinance for Z2000-33.
2. City Engineer approval of a waiver to the requirement for alleys.
3. City Council approval of a variance for the temporary overlength street.
4. Construction of a street to Panther Creek Parkway and construction of the south side of Panther Creek Parkway to F.M. 423 with the development of any property north of the centralized open space feature and lakes.
5. Construction of the south side of Panther Creek Parkway adjacent to Phases VII and VIII and the west side of Teel Parkway adjacent to Phase VIII with the development of the adjacent phase.
6. Concurrent City final acceptance of Phase I and Phase II to provide two points of access and to prevent a street from exceeding the maximum length.

3B. Revised Preliminary Site Plan: Lowe's Addition Block A, Lots 6, 7, & 8
SN Applicant(s): Qwik Wash- America and Frisco Bridges, LLP

Two retail buildings and a full service car wash with lube center on three lots on 4.8± acres on the east side of Preston Road, 112± feet north of Gaylord Parkway. Zoned Commercial-1. Neighborhood #29.

REMARKS:

The revised preliminary site plan shows two retail buildings and a full service car wash with lube center. The previously approved preliminary site plan showed the Lowe's building and three retail buildings on the same lots. Access is provided from Preston Road and cross access easements to the Lowe's development to the north and east. The car wash does not have direct access to Preston Road allowing extensive screening to be placed along the frontage of the property. Car washes and lube centers are allowed in the Commercial-1 district. The modifications to the allowed uses in the Preston Road Overlay District restrict automobile related uses to areas within 750 feet of Preston Road.

Application for this revised preliminary site plan was made on August 2, 2000 prior to the Preston Road Overlay being approved by the City Council on August 15, 2000. Staff has had several discussions with the property owner and prospective business owners regarding the property and the Preston Road Corridor standards. The discussions focused on building materials, enhanced landscaping, and service bay orientation for the proposed car wash. The applicant has agreed to use a minimum of 20% natural stone on the building facades and provide extensive landscape that includes a combination of evergreen and deciduous trees to screen the tunnel and bay doors from Preston Road. The site will also include meandering sidewalks. Parking, stacking, screening, and landscape areas are adequate.

RECOMMENDATION:

Recommended for approval subject to:

1. 20% natural stone being use on each building façade
2. Screening of evergreen trees being provided to screen bay doors from Preston Road.

3C. Request to Call a Public Hearing

SN Applicant(s): City of Frisco

A request to call a public hearing to amend the Comprehensive Zoning Ordinance to clarify parking requirements for Single-Family, Two-Family, and Townhouse.

REMARKS:

Several questions have come up were encroachments into the required garage parking spaces have occurred in homes being constructed in Frisco. Hot water heaters, fire place chimneys, angled walls and other items have created confusion with the homebuilders. Staff recommends that the Planning and Zoning Commission call a public hearing to consider amending the Comprehensive Zoning Ordinance to clarify parking requirements for Single-Family, Two-Family, and Townhome districts.

RECOMMENDATION:

Recommended that the Planning & Zoning Commission call a public hearing to amend the Comprehensive Zoning Ordinance regarding parking requirements for Single-Family, Two-Family, and Townhome districts.

END OF CONSENT AGENDA

PUBLIC HEARINGS

4. Public Hearing: Zoning Case Z2000-54

SN Applicant(s): City of Frisco

A request to rezone 108.2± acres from Neighborhood Service (2.4± acres), Townhouse (77.7± acres), & Single-Family-2 (26.8± acres) to the appropriate Single-Family zoning category. Neighborhood #8.

Scott Norris, Senior Planner reviewed staff comments with the Commission. Commissioner Caplan moved to open the meeting for a Public Hearing. Commissioner Hulseay seconded the Motion. Motion carried. Vote - unanimous.

There being no one present to speak for or against the request, Commissioner Hulseay moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Caplan moved to approve the request subject to Staff Comments. Commissioner Hulseay seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The request is to rezone to a residential district that is compatible with the proposed lot sizes in the proposed Hillcrest Park development. The approved preliminary plat for Hillcrest Park shows residential lots on the southern portion of the City's property that is zoned Single-Family-2. This plat shows lots that range in size from 6,300 to 8,300 square feet. The majority of the lots are fifty-five feet wide, 117 feet deep and around 6,400 square feet. The closest zoning district is Single-Family-5. This district requires a 60-foot width, 100-foot depth and a minimum of 7,000 square feet.

HISTORY:

The Community Development Corporation (CDC) acquired the 108.2± acres in 1998 for a regional park. The current zoning was granted in October 1974. It is important to remember that the CDC's purchase of the property for the regional park precluded single family homes from developing on the property with its intended use for a regional park.

Three preliminary plats were submitted for the adjoining property to the east and to the south for 1,900+ lots. City Council was concerned about the number of lots; however, the planned development zoning permitted these lots. The plats were denied for reasons other than density.

City Council directed staff to work with the property owner to reduce the density allowed by the zoning. Staff and the applicant entered into a developers agreement which City Council approved. Later, staff meet with the property owner's consultant to incorporate more open space into the development as suggested by the Comprehensive Plan. Staff and the consultant spent considerable time working out a land plan that incorporated parkland from the future regional park. Staff consulted with the CDC, which approved the plat subject to a minimum of 75 acres for the regional park. The Parks and Recreation Board supported the plat. City Council approved the preliminary plat at the October 3, 2000 meeting subject to the approval of this zoning case.

ADJACENT ZONING AND LAND USES

Direction	Land Use	Zoning	Comprehensive Plan
North	Vacant	Agriculture	Single-Family Residential
East	Vacant	Agriculture	Single-Family Residential
South	Vacant	Planned Development-2	Single-Family Residential
West	Vacant	Planned Development-2	Single-Family Residential

Conformance to the Comprehensive Plan

Future Land Use Plan – The Future Land Use Plan shows Single-Family residential. A recommendation for SF-5, SF-4, SF-3, SF-2, and SF-1 or RE would comply with the Future Land Use Plan. Staff recommends Single-Family-5 zoning for the property, which will reduce the lot count 20± lots. Patio Home zoning is not recommended without providing additional open space.

Thoroughfare Plan – The Thoroughfare Plan shows Panther Creek Parkway as a major thoroughfare, six-lane divided roadway, on the north side of the property.

Environmental Considerations -- The City's environmental analyses contained within the Comprehensive Plan does not identify floodplains and wetlands, soils, or sensitive habitats, which are unsuitable for development.

Water and Sanitary Sewer Services

Water and sanitary sewer services are not available. These services will be extended to this property with the development of Hillcrest Park.

Schools - The approved preliminary plat for Hillcrest Park shows a proposed elementary school to the west. It is anticipated that the school district will utilize a portion of one of the neighborhood park sites for the elementary.

Parks – As mentioned earlier in this report, staff has worked with the adjoining property owner to incorporate more open space in the Hillcrest Park development. This development will include three neighborhood parks. The CDC only stipulation was retaining a minimum of 75 acres for the future regional park.

Summary

The current zoning of Neighborhood Services, Townhouse, and Single-Family-2 does not blend with the proposed development of Hillcrest Park. The Townhouse zoning provides greater density than is desirable and the Single-Family-2 requires a 12,500 square foot lot that reduces the number of lots to a point that

is not suitable to the developers of the adjacent property. Staff has been working with the adjacent property owner for over a year on development agreement and various lot configurations.

If the exchange of land is not finalized the regional park will be constructed on the 108± acres currently owned by the City. A regional park is allowed in all Single-Family zoning districts. Based on the approved preliminary plat for Hillcrest Park including lots that range in size from 6300 to 8300 square foot lots, staff recommends Single-Family-5 for the property. The SF-5 district requires a 7,000 square foot lot that falls within the range of lots shown to the approved preliminary plat. A SF-5 designation will require modifications to the preliminary plat to insure all lots comply with SF-5 lot standards

RECOMMENDATION:

Recommended for Single-Family-5 zoning.

5. Public Hearing: Specific Use Permit SUP2000-35
DM Applicant(s): Briar Preston Ridge Partners, L.P. and Tin Star Management, LLC

A request for a Specific Use Permit for a Private Club on 0.1± acre located 500± feet south of Warren Parkway, 60± feet west of Preston Road. Zoned Planned Development-25. Neighborhood #35.

Commissioner Caplan moved to remove this item from the table for a Public Hearing. Commissioner Hulsey seconded the Motion. Motion carried. Vote - unanimous.

Doug Mousel, Planner reviewed staff comments with the Commission. There being no one else present to speak for or against the request, Commissioner Hulsey moved to close the meeting for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Caplan moved to approve the request subject to Staff Comments. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

This item must be removed from the table. This item was tabled at the September 26, 2000, Planning & Zoning Commission meeting, because the applicant submitted the incorrect information to the City for processing of this request.

This is a request for a Specific Use Permit for a Private Club to operate in conjunction with a restaurant. Tin Star Restaurant is requesting the ability to serve alcoholic beverages at their proposed 3,000 square foot restaurant. Zoning and land use of the surrounding properties are as follows:

Direction	Land Use	Zoning	Comprehensive Plan
North	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
East	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
South	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial
West	Retail and Restaurant Uses	Planned Development - 25	Retail and Commercial

The Zoning Ordinance requires that a Private Club not be located within three hundred (300) feet of the property line of any church, public or parochial school, hospital, extended care facility, or public park. No

churches, public or parochial schools, hospitals, extended care facilities, or public parks are located within three hundred (300) feet of the front door of the proposed private club and restaurant.

The Zoning Ordinance lists four criteria for approval of a Specific Use Permit.

1. Is the property harmonious and compatible with its surrounding existing uses or proposed uses?

The surrounding properties are being developed for retail and restaurant uses. Restaurants are normally found in retail developments. The proposed use is harmonious and compatible with existing and proposed uses.

2. Are the activities requested by the applicant normally associated with the requested use?

Alcoholic beverages are typically served at full service restaurants.

3. Is the nature of the use reasonable?

Most restaurants serve alcoholic beverages as a convenience to their customers. The nature of the use is reasonable.

4. Has any impact on the surrounding area been mitigated?

Adequate parking and landscaping is provided. In accordance with the Preston Road Overlay District, natural stone will constitute 20% of the elevation of the building in which the restaurant and private club are located.

The request meets all four criteria for approval of a Specific Use Permit. Staff recommends approval of the request.

RECOMMENDATION:

Recommended for approval as submitted.

6. Public Hearing: Zoning Case Z2000-52

DM Applicant(s): City of Frisco

A request to amend the Comprehensive Zoning Ordinance regarding building height. Tabled 9/26/00.

Commissioner Hulseley moved to remove this item from the table for a Public Hearing. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

Doug Mousel, Planner reviewed staff comments with the Commission. There being no one present to speak for or against the request, Commissioner Seifert seconded the Motion. Motion carried. Vote - unanimous.

Following review and discussion, Commissioner Hulseley moved to approve the request subject to Staff Comments. Commissioner Caplan seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

This item must be removed from the table. This item was tabled at the September 26, 2000, Planning & Zoning Commission meeting to allow staff additional time to research alternatives to the current building height requirements.

At their August 29, 2000, meeting, the Planning and Zoning Commission called a public hearing to discuss amending the Comprehensive Zoning Ordinance regarding building height. Staff is recommending changes to the Zoning Ordinance to accomplish the following:

- Clarify the definition of building height.
- Modify building height requirements to allow architectural features to exceed maximum building heights.

Definition of Building Height

Building height is defined as "the vertical distance from the average line of the highest and lowest points of that portion of the lot covered by the building to the highest point of *coping* of a flat roof, or a deck line of a mansard roof or to the average height of the highest gable of a pitch or hip roof". This definition is not always clear for persons without an architectural background. Staff recommends replacing the current definition of building height with the following definition to provide a more clear and concise definition:

The vertical distance between the average of the highest and lowest points of grade of that portion of the lot covered by the building to the highest point of a structure.

With a story being defined as 12 feet in height, the revision of this definition reduces the potential to incorporate a pitched or mansard roof into a building design without sacrificing the habitable area of the building. Therefore, staff recommends the following modifications to maximum building heights:

Zoning District	Current Maximum Building Height	Recommended Maximum Building Height
Agricultural	2 ½ stories	2 stories no greater than 40 feet
Residential Estate	2 ½ stories	2 stories no greater than 40 feet
Single-Family-1	2 ½ stories	2 stories no greater than 40 feet
Single-Family-2	2 ½ stories	2 stories no greater than 40 feet
Single-Family-3	2 ½ stories	2 stories no greater than 40 feet
Single-Family-4	2 ½ stories	2 stories no greater than 40 feet
Single-Family-5	2 ½ stories	2 stories no greater than 40 feet
Single-Family-6	2 ½ stories	2 stories no greater than 40 feet
Patio Home	2 ½ stories	2 stories no greater than 40 feet
Two-Family	2 ½ stories	2 stories no greater than 40 feet
Townhome	2 ½ stories (with building setbacks dependent on building height)	2 stories no greater than 40 feet
Multi-Family-1	2 ½ stories (with building setbacks dependent on building height)	2 stories no greater than 40 feet
Multi-Family-2	3 stories (with building setbacks dependent on building height)	3 stories no greater than 50 feet
Mobile Home	N/A	1 story no greater than 20 feet
Office - 1	1 story (2 ½ stories when 60 feet from a property zoned or developed as SF)	1 story no greater than 30 feet ((2 stories no greater than 40 feet when 60 feet from a property zoned or developed as SF)
Office - 2	To any legal height	No maximum
Neighborhood Services	1 story or 20 feet, except that cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms may exceed the maximum height by 6 feet	1 story no greater than 30 feet
Retail	2 stories or 40 feet, except that cooling towers, roof gables, chimneys, vent stacks, or mechanical equipment rooms may exceed the maximum height by 12 feet	2 stories no greater than 40 feet
Original Town	2 stories	2 stories no greater than 40 feet
Commercial - 1	2 ½ stories	2 stories no greater than 40 feet
Commercial - 2	2 ½ stories	2 stories no greater than 40 feet
Highway	No maximum, but height may not exceed 2 stories within 200 feet of property zoned or developed as SF or 2F	No maximum, but height may not exceed 2 stories no greater than 40 feet within 200 feet of property zoned or developed as SF

		or 2F
Corporate Office	No maximum	No maximum
Information & Technology	12 stories (with building setbacks dependent on building height)	12 stories no greater than 175 feet
Industrial	To any legal height	No maximum

*Building setbacks are increased in the Townhome, Multi-Family-1, Multi-Family-2, Office-1, Highway, Corporate Office, and Information & Technology when adjacent to residential uses.

Architectural Features

Staff has received inquiries into increased building heights for architectural features in conjunction with office and retail buildings. The Zoning Ordinance provides the following exceptions to building height:

Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed three stories in height provided front, side, and rear yards are increased one foot for every foot that such structure exceeds three stories.

No allowances are provided to allow architectural features of non-residential buildings to exceed maximum building heights. Staff feels that there is merit in extending the exceptions to maximum building height to include architectural features and recommends the following:

Ornamental features in all non-residential zoning districts may exceed the maximum building height provided that the ornamental feature does not contain floor area and provided the required setbacks for the ornamental feature are increased by two (2) feet for every one (1) foot that the ornamental feature exceeds the maximum height. Ornamental features shall be defined as towers, spires, steeples, and cupolas.

RECOMMENDATION:

Recommended for approval as submitted.

Section 9 A - Agricultural District

9.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 10 RE - Residential Estate District

10.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 11 SF-1 - Single-Family-1 District

11.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 12 SF-2 - Single-Family-2 District

12.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 13 SF-3 - Single-Family-3 District

13.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 14 SF-4 - Single-Family-4 District

14.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 15 SF-5 - Single-Family-5 District

15.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 16 SF-6 - Single-Family-6 District

16.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 17 PH - Patio Home District

17.3 Maximum Height - 2 stories no greater than 40 feet

Section 18 TH - Townhome District

18.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 19 2F - Two-Family Residential District (Duplex)
19.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 20 MF-1 - Multi-Family-1 District
20.3 (E) Maximum Height - 2 stories no greater than 40 feet

Section 21 MF-2 - Multi-Family-2 District
21.3 (E) Maximum Height - 3 stories no greater than 50 feet

Section 22 MH - Mobile Home District
22.3 (G) Maximum Height - 1 story no greater than 20 feet

Section 23 O-1 - Office-1 District
23.3 (C) Maximum Height - 1 story no greater than 30 feet (2 stories no greater than 40 feet within 60 feet from a property zoned or developed as Single-Family)

Section 24 O-2 - Office-2 District
24.3 (C) Maximum Height - No maximum

Section 25 NS - Neighborhood Services District
25.3 (C) Maximum Height - 1 story no greater than 30 feet

Section 26 R - Retail District
26.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 27 OT - Original Town District
27.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 28 C-1 - Commercial-1 District
28.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 29 C-2 - Commercial-2 District
29.3 (D) Maximum Height - 2 stories no greater than 40 feet

Section 30 H - Highway District
30.3 (C) Maximum Height - No maximum, but height is limited to 2 stories no greater than 40 feet within 200 feet of property zoned or developed as Single-Family or Two-Family

Section 31-1 CO - Corporate Office District
31-1.3 (D) Maximum Height - No maximum

Section 31-2 IT - Information & Technology District
31-2.3 (D) Maximum Height - 12 stories no greater than 175 feet

Section 32 I - Industrial District
32.3 (C) Maximum Height - No maximum

Section 40 Definitions

BUILDING HEIGHT - The vertical distance between the average of the highest and lowest points of grade of that portion of the lot covered by the building to the highest point of a structure.

Section 36 Special and Additional Supplementary Regulations

36.5 Special Height Regulations

- A. ~~In the districts where the height of buildings is restricted to two (2) or two and one-half (2½) stories, cooling towers, roof gables, chimneys and vent stacks may extend for an additional height not to exceed thirty-five feet (35') above the average grade line of the building. Water stand pipes and tanks, church steeples, domes, and spires, school buildings, and institutional buildings may be erected to exceed three (3) stories in height,~~

provided that one (1) additional foot shall be added to the width and depth of front, side, and rear yards for each foot that such structures exceed three (3) stories.

Ornamental features in all non-residential zoning districts may exceed the maximum building height provided that the ornamental feature does not contain floor area and provided the required setbacks for the ornamental feature are increased by two (2) feet for every one (1) foot that the ornamental feature exceeds the maximum height. Ornamental features shall be defined as towers, spires, steeples, and cupolas.

END OF PUBLIC HEARINGS

7. Final Plat: Creekside at Stonebriar Phase 2

SN Applicant(s): Conine Residential

72 Patio Home lots on 16.6± acres on the east side of Legacy Drive, 1,700± feet north of S. H. 121. Zoned Planned Development-81. Neighborhood #34.

Scott Norris, Senior Planner reviewed staff comments with the Commission. Kent Conine was present and spoke for the request. Following review and discussion, Commissioner Hulsey moved to accept the applicant's request to waive his right for approval of this final plat within 30 days of the submittal date. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

REMARKS:

The final plat shows 72 Patio-Home lots to be developed at Planned Development-81 standards. Access is provided from Legacy Drive. This final plat conforms to the concept plan included in Planned Development-81.

CONCERNS:

Alley Waiver

The final plat shows all the lots to be front entry. The Subdivision Ordinance requires alleys to be provided along the rear of all lots. If the Planning & Zoning Commission and City Council determine that utility and access has been adequately provided and no lot to lot drainage, the requirement for alleys may be waived. As required by the Subdivision Ordinance, the width of streets interior to the subdivision have been increased from 27 feet to 31 feet due to the absence of alleys. Adequate access is provided with the increased street width. The proposed lot design will provide efficient solid waste collection. Should lots be designed without lot to lot drainage, staff supports a waiver to the requirement for alleys.

Screening Wall location

Planned Development-81 requires a 30-foot landscape buffer along the eastern property line, as the property is adjacent to Stonebriar Creek Estates. The general provisions within Planned Development-81 calls for a meandering ten-foot (10') stone wall to be constructed adjacent to Lots 27, 28, and 29 of the Stonebriar Creek Estates Subdivision that is adjacent to the east side of the proposed development. Staff is concerned about the placement of a meandering wall between private properties. The void area between the wall and the property line will cause confusion and possible conflict between property owners on Maintenance responsibilities. Staff recommends that the wall be constructed on the property line to avoid maintenance, access, and safety of areas that may exist between the wall and that adjacent property line.

Lots siding to Legacy Drive

The Subdivision Ordinance has been amended to prohibit lots siding to a major thoroughfares such as Legacy Drive. The concept plan and the preliminary plat showing this lot configuration were approved prior

to the ordinance amendment. This will be a gated community were the gate shown of Foard Drive will be an exit only gate. By limited the use of the gate to exit only no traffic will back up in the right-of-way for Legacy Drive.

Summary

The proposed final plat conforms to both the concept plan included in Planned Development-81 and the preliminary plat. This final plat conforms to the concept plan included in Planned Development-81.

RECOMMENDATION:

Recommended for approval subject to:

1. Additions and/or alterations to the engineering plans as required by the Engineering Department.
2. Subject to the City Engineer's approval of the drainage to insure no lot to lot drainage.
3. Staff approval of landscape and screening plans.
4. Ten-foot (10') screening wall that is required along the eastern boundary of the property be constructed on the property line.
5. Staff approval of street names.

8. General Information

1. Texas APA Awards Luncheon.
 2. Update on City Council meeting of October 3, 2000.
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1. Doug Mousel, Planner updated the Commission on the APA Luncheon and Mayor Seei confirmed that the date was November 2, 2000.
 2. Scott Norris, Senior Planner informed the Commission that the Tree Ordinance was accepted and passed by the City Council.
 3. Commissioner Caplan reminded the Commission that there is a Fun Run planned for October 14, 2000.

9. Adjourn

There being no further business, Commissioner Caplan moved to adjourn the meeting at 7:22 p.m. Commissioner Hamilton seconded the Motion. Motion carried. Vote - unanimous.

BUDDY MINETT (Chairman)

JOHN FERGUSON (Secretary)